

Accessory Dwelling Unit Zoning Policy

Effective January 1, 2020



Definitions	
Accessory Dwelling Unit (ADU) (Commonly known as a granny flat, second unit, in-law quarters, casita, etc.)	"Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. ⁽¹⁾
Junior Accessory Dwelling Unit (JADU)	"Junior accessory dwelling unit" means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure. ⁽²⁾ <i>Note: a JADU can only be created through conversion of a portion of an existing SFD, not a garage or other accessory building.</i>
Single-family Dwelling (SFD)	One dwelling unit in one building, not including an ADU or JADU. ⁽³⁾
Multi-family Dwelling (MFD)	Two or more dwelling units in one building, not including an ADU or JADU. For ADU purposes, includes LBMC definition of "Duplex" and "Multi-family dwelling". ^{(4) (5)}
Locations Allowed	
Zoning Districts Allowed	ADUs/JADUs allowed in residential zoning districts allowing single-family and multi-family residential uses, and mixed-use zoning districts, planned development districts, and specific plans allowing residential uses. Not allowed in zones that do not allow residential uses, even if a nonconforming residential use is present.
Review Process	
General (if none of the below apply)	Building permits will be processed within 60 days of submittal of complete application. 60-day period is tolled (stopped) when City sends corrections to applicant, and restarted when applicant resubmits revised plans.
No existing single- or multi-family primary dwelling on lot, new SFD or MFD proposed with ADU and/or JADU	City may not act on ADU or JADU until it acts on SFD or MFD application; at that point, 60-day timeline applies.
Historic district or Designated Historic Landmark	Certificate of Appropriateness must be obtained prior to application for building permits.
Property in Coastal Zone	All required Coastal processes must be completed prior to application for building permits.
Site Plan Review Process	For any project that has five or more existing or proposed primary dwelling units, Site Plan Review is required for any ADU/JADU prior to submittal for building permits.

ADU/JADU General Development Standards			
Type	Height Limit	Side yard setback	Rear yard setback
Detached ADU – new construction	25 ft. / 2 stories, or same as zoning height limit, whichever is less	4 ft, or same as zoning whichever is less	4 ft, or same as zoning whichever is less
Attached ADU or JADU	Same as zoning	Same as zoning	Same as zoning
ADU created by converting an existing single- or multi-family residence or accessory building, and JADU created from SFD	Within existing building	Sufficient for fire safety (per Building Code and as determined by the Building Official)	
Notes	<ul style="list-style-type: none">Any new/rebuilt accessory building area not used as ADU must comply with zoning height limit of 13 feet for accessory buildings.Front yard setback is always same as required for the zoning district, except for conversion of existing building area.		
Parking			
Parking required	ADU/JADU	No Parking Required	
	Primary Dwelling(s)	Existing garage parking for existing primary dwelling unit(s) must be maintained, unless the garage is converted to an ADU.	
Minimum Unit, Lot Size, and Other Requirements			
Minimum ADU/JADU unit size		150 sq. ft. ⁽⁶⁾	
Minimum lot size		No minimum for an existing legal lot. Any newly created lot must comply with zoning regulations.	
Minimum lot width		27 feet	
Maximum lot coverage, minimum usable open space, and floor area ratio (FAR)		Not applicable.	

ADU/JADU Standards for Single-Family Dwellings		
(Includes situations with more than one detached single-family dwelling on a lot)		
Maximum number of ADUs/JADUs for a lot with a single-family dwelling (includes lots with more than one existing detached single-family dwelling).	ADU	1
	JADU	1
Maximum ADU floor area	ADU created from existing SFD or accessory building	Limited to same physical dimensions as existing SFD or accessory building, except that up to 150 sq. ft. may be added to an accessory building, but this is limited to accommodating ingress and egress.
	Attached or detached new ADU	800 sq. ft.
Maximum JADU floor area	JADU created from existing SFD	500 sq. ft., but limited to same physical dimensions as existing SFD.

ADU/JADU standards for duplexes and multi-family dwellings			
Maximum number of ADUs on a lot with a multi-family dwelling	ADUs created from existing building area (no additions permitted)	ADU	1, or 25% of the number of existing legal dwelling units
		JADU	Not permitted
	Detached ADU, new or converted from existing accessory building	ADU	2
		JADU	Not permitted
Conversion of existing accessory space within a multi-family dwelling to ADU		May not convert amenity space (including, but not limited to, laundry rooms, recreation rooms, and community rooms).	
Other standards for ADUs on a lot with a multi-family dwelling		Same as for ADUs for a single-family dwelling	

Design and Other Standards for all ADUs/JADUs	
<ul style="list-style-type: none"> ▪ Direct exterior access shall be provided. All exterior changes shall be architecturally compatible with existing structures. When a garage is converted the garage door shall be removed and designed to include compatible architectural details and finishes. ▪ Second story ADUs shall be designed to lessen the view onto adjacent lots including orienting an entrance away from a property line, use of obscured glazing, window placement above eye level, and screen walls. In the Coastal Zone a Second story ADU shall be designed to preserve public view of the beach, bay, ocean or tidelands from public areas. ▪ When a garage is converted to an ADU, a landscape area with a depth between 18"–36" shall be provided in the area adjacent to where the garage door is eliminated – see Section 21.51.276.D.3.d for exceptions. ▪ One street tree shall be provided for each 25 ft. of property frontage on the right-of-way, per Section 21.42.050. ▪ Unused curb cuts must be closed. A driveway, leading to a converted garage, that is too short to provide a legal parking stall must be removed and the curb cut closed. ▪ A Tentative Map is required for any condominium conversion to create a for-sale ADU/JADU. 	

Notes:

- (1) California Government Code Section 65852.2(j)(1), as amended (AB 881, Section 1.5).
- (2) California Government Code Section 65852.22(h)(1), as amended (AB 68, Section 2).
- (3) "Single-family Dwelling," Section 21.15.2410, LBMC.
- (4) "Duplex (two-family dwelling)," Section 21.15.890, LBMC.
- (5) "Dwelling, multiple-family," 21.15.920, LBMC.
- (6) Minimum size of an "efficiency unit," defined in California Health and Safety Code Section 17958.1

Authority: California State Assembly Bill AB 881, Section 1.5 (2019), amendments to California Government Code Section 65852.2; all other code citations from Title 21 (Zoning Regulations), Long Beach Municipal Code.



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